

**FINAL - MINUTES
OF THE NEW BRAUNFELS BOARD OF ADJUSTMENT
REGULAR MEETING OF THURSDAY, NOVEMBER 21, 2024**

1. CALL TO ORDER

Chair Coker called the meeting to order at 6:00pm.

2. ROLL CALL

The following Board Members were present:

Bobby Avary, John Coker, Brandon Mund, Andrea Ranft, & Jenny Wilson.

3. APPROVAL OF MINUTES

A) Approval of the October 24, 2024 regular meeting minutes.

Motion by Vice-Chair Mund, seconded by Member Ranft, to approve the October 24, 2024 regular meeting minutes. Motion carried unanimously.

4. INDIVIDUAL ITEMS FOR CONSIDERATION

A) Discuss and consider proposed revisions to the bylaws for the Board of Adjustment.

Matthew Simmont presented to aforementioned item.

Chair Coker asked if there were any questions for staff.

Brief discussion followed clarifying the item.

Frank Onion proposed a minor amendment to the proposed bylaws.

Chair Coker asked if there were any further discussion or a motion.

Motion by Member Wilson, seconded by Vice-Chair Mund, to approve the item as presented and with the recommendation from Frank onion the item.

Chair Coker opened the public hearing and asked if anyone would like to speak on the item.

No one spoke.

Chair Coker closed the public hearing.

A vote was taken on the earlier motion by Member Wilson, seconded by Vice-Chair Mund, to approve the item as amended. Motion carried unanimously.

B) ZB24-0012 Hold a public hearing and consider a request for a variance to Section 144-3.3-2(b)(1)(iii) to allow for the proposed single-family home to encroach 21 feet 3 inches feet into the required 25-foot corner side setback on N. Liberty Avenue and to Section 144-3.3-2(b)(1)(v) for the proposed single-family home to encroach 17 feet into the 20-foot required rear setback in the R-2 "Single-family and Two-family district" addressed at 315 W. Edgewater Terrace.

Dana Moses presented to aforementioned item.

Chair Coker asked if there were any questions for staff.

Discussion followed on the site plan, the proposed scope of work, the previous variance request, the current condition of the property, and setbacks in the area.

Chair Coker invited the applicant to speak on the item.

Tami & Mark Monroe, elaborated on the request, discussing deviations from the previous variance request, the condition of the previous home, setbacks and building footprints, and hardship due to the unique shape and size of the property.

Discussion followed on the unique lots in the area, the intent of the request, and responses from the neighboring residents.

Chair Coker opened the public hearing and asked if anyone wished to speak on the item.

No one spoke.

Chair Coker asked if there were any further discussion or a motion.

Brief discussion followed on residential setbacks.

Motion by Member Wilson, seconded by Member Avary, to approve the item as presented. Motion carried unanimously.

C) ZB24-0013 Hold a public hearing and consider a request for a variance to Section 3.3-2(b)(1)(i) to allow the height of a single-family dwelling to exceed the maximum 35-foot height by 12 feet in the R-2 (Single and Two-Family District), addressed at 418 Lakeview Blvd.

Mary Lovell presented to aforementioned item.

Chair Coker asked if there were any questions for staff.

Discussion followed on the elevation of the property, the height of the proposed building, and existing trees on the property.

Chair Coker invited the applicant to speak on the item.

John Ewald stated he was present for any questions from the Board.

Paul Mueller elaborated on the request, discussing existing trees on the property, unique property elevation, drainage, height restrictions, the proposed building design.

Discussion followed on the design of the proposed building site plan, height restrictions, and existing trees on the property.

John Ewald discussed communication efforts with neighboring residents.

Brief discussion followed on the elevation of the property, the height of the proposed building in relation to the trees on the property, and property hardships.

Chair Coker opened the public hearing and asked if anyone wished to speak on the item.

No one spoke.

Chair Coker asked if there were any further discussion or a motion.

Discussion followed on height regulation and lot size.

Chair Coker reopened the public hearing.

John Ewald discussed a lack of clarity for how height is measured.

Brief discussion followed on property hardship and existing zoning regulation.

Motion by Member Wilson, seconded by Chair Coker, to approve the item as presented. Motion carried unanimously.

5. ADJOURNMENT

There being no further business Chair Coker adjourned the meeting at 6:49pm.

By: _____
BOARD CHAIR

Attest:

BOARD LIAISON